043.0	0007	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 760,800 / 760,800
					USE VALUE: 760,800 / 760,800
					ASSESSED: 760,800 / 760,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	PARK ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC AULIFFE ALDEA /TRUSTEE
Owner 2:	ALDEA MC AULIFFE TRUST
Owner 3:	
Street 1:	5 PARK ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC AULIFFE CLIFFORD D L -
Owner 2:	MC AULIFFE ALDEA M -
Street 1:	5 PARK ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,688 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Asbestos Exterior and 1989 Square Feet, with 2 Units, 0 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4688.000	312,300		448,500	760,800
Total Card	0.108	312,300		448,500	760,800
Total Parcel	0.108	312,300		448,500	760,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.50 | /Parcel: 382.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30683
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3700!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	312,600	0	4,688.	448,500	761,100	761,100	Year End Roll	12/18/2019
2019	104	FV	291,300	0	4,688.	476,500	767,800	767,800	Year End Roll	1/3/2019
2018	104	FV	291,300	0	4,688.	347,600	638,900	638,900	Year End Roll	12/20/2017
2017	104	FV	273,000	0	4,688.	302,700	575,700	575,700	Year End Roll	1/3/2017
2016	104	FV	273,000	0	4,688.	257,900	530,900	530,900	Year End	1/4/2016
2015	104	FV	227,500	0	4,688.	252,300	479,800	479,800	Year End Roll	12/11/2014
2014	104	FV	227,500	0	4,688.	207,400	434,900	434,900	Year End Roll	12/16/2013
2013	104	FV	236,600	0	4,688.	197,300	433,900	433,900		12/13/2012

PRINT

Date	Time
12/10/20	18:52:54

LAST REV

Date	Time
05/14/19	14:49:26
apro	
3700	

USER DEFINED

Prior Id # 1:	30683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC AULIFFE CLIF	35385-553		5/1/2002	Family	1	No	No		
	8582-198		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	438	Manual	8,000					EXTEND REAR ENTRY
7/5/2001	474	Porch	12,000	O				5X18 PORCH TO REPL
10/12/2000	834	New Wind	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
4/22/2009	Measured	163	PATRIOT
4/28/2000	Inspected	263	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500	

Total AC/HA: 0.10762 | Total SF/SM: 4688 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,510 | Spl Credit | Total: 448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21089745
Const Adj.:	0.94520247
Adj $ / SQ:	160.236
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452556
Depreciation:	140293
Depreciated Total:	312264

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	3	
Totals			
2	9	5	

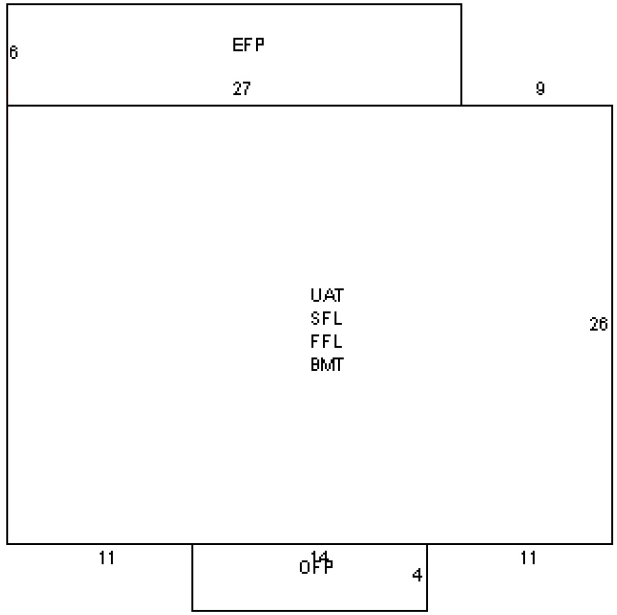
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.24
Special Features:	0	Val/Su Net:	95.80
Final Total:	312300	Val/Su SzAd	166.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	48.070	44,994
FFL	First Floor	936	160.240	149,981
SFL	Second Floor	936	160.240	149,981
UAT	Upper Attic	234	68.500	16,029
EFP	Enclos Porch	162	41.620	6,742
OFP	Open Porch	56	41.590	2,329

Net Sketched Area:	3,260	Total:	370,056
Size Ad	1872	Gross Are	3962	FinArea	1989
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	